THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2024-1730

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed to before me this 14 day of MAY 2025.

Notary Public
My commission expires: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner:
Huynh Huu Hau and Thunguyet Thi Tran
2268 Sugar Valley Drive
Nashville, TN 37211

Send Tax Bills To:
Owner

Street Address of Subject Property:
2268 Sugar Valley Drive
Nashville, TN, 37211

Parcel ID:
181 01 0A 080.00

Karen Johnson Davidson County
Batch# 1273015 DEEDQC
05/14/2025 01:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250514-0037991

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Huynh Huu Hau**, hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Huynh Huu Hau and Thunguyet Thi Tran, husband and wife** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Section One, Sugar Valley, of record in Book 9700, Pages 709-711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Huynh Huu Hau and Thu Hong Thi Tran by Quitclaim Deed from Phuong Huynh Do of record in Instrument No. 20151015-0105121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hau Huu Huynh and Spouse Thu Hong Thi Tran, Claudette M. Amonette by deed from Robert Stanton Amonette and spouse, of record in

Instrument No. 20080922-0096170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Huynh Huu Hau, by quitclaim deed of Thu Hong Thi Tran of record in Instrument #20241202-0093609, Register's Office, Davidson County, TN dated November 5, 2024 recorded December 2, 2024.

WITNESS my hand this 14 day of MAY, 2025.

Grantor – Huynh Huu Hau

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Huynh Huu Hau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 14 day of MAY, 2025.

NOTARY PUBLIC

My commission expires: 1.21.25

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on MAY 14, 2025.

Affiant Signature

MAY 14, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of MAY 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1.21.25

JAMES K STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY